

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Integrative Pet Care, Inc. **CAL NO.:** 211-03-S  
**APPEARANCE FOR:** Bernard I. Citron **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 1461 W. Grand Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an animal hospital in a 1 and 2-story masonry building, in an M1-2 Restricted Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Jakub Kosiba

CAL NO.: 212-03-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-1

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 20, 2003

PREMISES AFFECTED: 1109 N. Mozart Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 3-story 3 dwelling unit building whose front yard will be 4' instead of 15', and whose north and south side yards will be 1.25' each instead of 2.5' each.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 15, 2003.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Jakub Kosiba **CAL NO.:** 213-03-Z

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-I

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 1111-13 N. Mozart Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the division of an improved zoning lot in order to permit an existing 2-story 2 dwelling unit building, whose north side yard will be .64' instead of 2'-6", and whose south side yard will be 1.92' instead of 2'-6".

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
AUGUST 15, 2003.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Jakub Kosiba **CAL NO.:** 214-03-Z

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-I

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 1113 N. Mozart Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 3-story 3 dwelling unit building, whose front yard will be 4' instead of 15', and whose north and south side yards will be 1.25' each instead of 2.5' each.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
AUGUST 15, 2003

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Crystal Clear Hand Car Wash  
and Detailing Center, Inc.

**CAL NO.:** 215-03-S

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 13-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 4600 W. Lawrence Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an automobile laundry hand car wash in an existing 1-story brick commercial building, in a C1-1 Restricted Commercial District.

**ACTION OF BOARD--**

CASE CONTNUED TO  
AUGUST 15, 2003.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** South Shore Baptist Church **CAL NO.:** 216-03-S  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 18-B  
**APPEARANCES AGAINST:** Odell Davis, Sr. et al. **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 7863 S. Coles Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 19 private passenger automobiles, in a R4 General Residence District, to partially fulfill the parking requirement for a church located at 7877 S. Coles Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 25' x 160' unimproved lot; that the proposed use is necessary for the public convenience at this location to partially fulfill the parking requirements for the applicant church located at 7877 S. Coles Avenue; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the conditions established under this order and with Section 5.8-5 of the zoning ordinance;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: South Shore Baptist Church

CAL NO.: 217-02-Z

APPEARANCE FOR: Caroline Nash

MAP NO.: 18-B

APPEARANCES AGAINST: Odell Davis, Sr. et al.

MINUTES OF MEETING:  
June 20, 2003

PREMISES AFFECTED: 7863 S. Coles Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a parking lot for the parking of 19 private passenger automobiles, with no front yard instead of 15' to partially fulfill the parking requirement for a church located at 7877 S. Coles Avenue.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 20, 2003, the Zoning Board of Appeals approved, in Cal. No. 216-93-S, the establishment of an off-site accessory parking lot for the parking of 19 private passenger automobiles at the subject site to partially fulfill the parking requirement for the applicant church; that the subject site is a 25'x 160' unimproved lot; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variation requested is necessary to maximize the available lot area for parking spaces; that the plight of the owner is due to the narrow width of the subject lot; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** South Shore Baptist Church **CAL NO.:** 218-03-S  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 18-B  
**APPEARANCES AGAINST:** Odell Davis, Sr. et al **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 3100-16 E. 79th Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 15 private passenger automobiles, in a B4-3 Restricted Service District, to partially fulfill the parking requirements for a church located at 7877 S. Coles Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is an irregularly shaped 189.14' x 165.20' lot improved as a parking lot and with a 1-story brick commercial building; that the proposed use is necessary for the public convenience at this location to partially fulfill the parking requirement for the applicant church; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use, with landscaping and fencing, will be compatible with existing improvements in the area, and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the conditions hereby established under this order and with Section 5.8-5 of the zoning ordinance;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** South Shore Baptist Church **CAL NO.:** 219-03-Z  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 18-B  
**APPEARANCES AGAINST:** Odell Davis, Sr. et al. **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 3100-16 E. 79th Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, an off-site accessory parking lot to qualify as required parking for 2 or more uses.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is an irregular shaped 189.14' x 165.20' parcel of land improved as a parking lot with a 1-story commercial building; that the applicant church seeks to use the existing parking lot to partially fulfill the church's parking requirement; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the existing 15 parking spaces at the subject site are necessary to help fulfill the parking requirements for the applicant church; that the plight of the owner is due to unique circumstances in that the existing parking lot also serves as required parking for the building located at the subject site; that the use of the parking lot by each user will not take place at approximately the same hours of the same days of the week; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That the use of the subject parking lot by each user shall not occur during the same hours of the same days of the week;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** South Shore Baptist Church **CAL NO.:** 220-03-S  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 18-B  
**APPEARANCES AGAINST:** Odell Davis, Sr. **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 7876-84 S. Coles Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 12 private passenger automobiles, in a B4-2 Restricted Service District, to partially fulfill the parking requirement for a church located at 7877 S. Coles Avenue.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an irregularly shaped 8,065 sq. ft. lot improved as a parking lot; that the proposed use is necessary for the public convenience at this location to partially fulfill the parking requirements for a church located at 7877 S. Coles Avenue; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use with fencing and landscaping, will be compatible with existing improvements and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That fencing and landscaping shall be installed in compliance with applicable provisions of the Chicago Landscape Ordinance; and

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the conditions herein established under this order and with Section 5.8-5 of the zoning ordinance;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** South Shore Baptist Church **CAL NO.:** 221-03-S  
**APPEARANCE FOR:** Caroline A. Nash **MAP NO.:** 18-B  
**APPEARANCES AGAINST:** Odell Davis, Sr. **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 3000-02 E. 79th Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of 35 private passenger automobiles, in a B4-2 Restricted Service District, to partially fulfill the parking requirement for a church located at 7877 S. Coles Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an irregularly shaped 189' x 165' lot improved as a parking lot; that the proposed use is necessary for the public convenience at this location to partially fulfill the parking requirement for a church located at 7877 S. Coles Avenue; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use with fencing and landscaping, will be compatible with existing improvements and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance; and

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the conditions herein established under this order and with Section 5.8-5 of the zoning ordinance;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** South Shore Baptist Church **CAL NO.:** 222-03-Z  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 18-B  
**APPEARANCES AGAINST:** Odell Davis, Sr. **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 7877 S. Coles Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a proposed 2-story addition to an existing 2-story church building, whose front yard will be 13' instead of 15', and whose rear yard will be 6' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VAARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R4 General Residence District; that the subject site is an irregular shaped 294' x 130' lot improved with an existing 2-story church building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variations requested are necessary to construct a new sanctuary and support area addition to serve the needs of the church congregation; that the plight of the owner is due to unique circumstances in that the church congregation is expanding which necessitates the proposed 2-story addition; that the variations, if granted, will not alter the essential character of the locality in that the front and rear yard variations requested will conform with the existing setbacks of the front and rear building walls; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

**APPLICANT:** Thomas O'Malley **CAL NO.:** 223-03-Z  
**APPEARANCE FOR:** Thomas M. Pikarski, Thomas O'Malley **MAP NO.:** 28-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 5800 N. Broadway  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a proposed 5-story 8 dwelling unit building with a waiver of the one required 10' x 25' loading berth.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT		X	
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** SBC Illinois (Illinois Bell Telephone Company) **CAL NO.:** 224-03-S  
**APPEARANCE FOR:** Joseph D. Buckman **MAP NO.:** 8-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** June 20, 2003  
**PREMISES AFFECTED:** 3641-45 S. Archer Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, to serve an existing SBC switching office, located at 2240 W. 37th Street.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That fencing and landscaping shall be installed in compliance with applicable provisions of the Chicago Landscape Ordinance; and

~~That all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.~~

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Staffing Group West NVOP, Inc.

**CAL NO.:** 225-03-S

**APPEARANCE FOR:**

**MAP NO.:** 9-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 3348 N. Pulaski Road

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day labor employment agency, in a C1-1 Restricted Commercial District.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
AUGUST 15, 2003, FOR STATUS.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
DONALD HUBERT  
GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Brian G. Wells

CAL NO.: 226-03-A

APPEARANCE FOR:

MAP NO.: 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 20, 2003

PREMISES AFFECTED: 325 E. 75th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
DONALD HUBERT  
GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Monroe Brown, Jr. **CAL NO.:** 227-03-A  
**APPEARANCE FOR:** Monroe Brown, Jr. **MAP NO.:** 18-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 1964 E. 73rd Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

APPEAL SUSTAINED AND THE  
 DECISION OF THE OFFICE OF THE  
 ZONING ADMINISTRATOR REVERSED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Monroe Brown, Jr., for Teninga and Bergstrom Realty Corp., owner, on March 28, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop and beauty salon in a 3-story brick multi-store and apartment building, in a B2-2 Restricted Retail District, on premises at 1964 73<sup>rd</sup> Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 10, 2003, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a brick 3-story multi-store and apartment building; that the appellant seeks to establish a barber shop and unisex beauty salon in a store in the subject building; that the proposed barber shop will be the principal use at the subject site; that the subject store premises has been previously occupied by business uses, among which have been a candy store and a doctor's office; that the change of use to a barber shop/beauty salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop and beauty salon in a store in a 3-story brick multi-store and apartment building, on premises at 1964 E. 73<sup>rd</sup> Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Tuesday through Thursday and between 7 A.M. and 7 P.M., Friday and Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Kimberly M. Hogan

CAL NO.: 228-03-A

APPEARANCE FOR:

MAP NO.: 12-D

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 20, 2003

PREMISES AFFECTED: 1606 E. Hyde Park Boulevard

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
DONALD HUBERT  
GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Evette L. Smith **CAL NO.:** 229-03-A  
**APPEARANCE FOR:** Evette L. Smith **MAP NO.:** 24-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 9547 S. Jeffery Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

APPEAL SUSTAINED AND THE  
 DECISION OF THE OFFICE OF THE  
 ZONING ADMINISTRATOR REVERSED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Evette L. Smith, for Darnell Hawkins, owner, on April 9, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop in a store in a one-story strip mall building, in a B2-2 Restricted Service District, on premises at 9547 S. Jeffery Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 10, 2003, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Service District; that the subject site is improved with a 1-story strip mall building; that the appellant has operated a beauty salon at the subject site for over seven years; that in 1995 the subject site was rezoned to B2-2 rendering the subject use non-conforming; that the appellant seeks to establish a barber shop in conjunction with the existing beauty salon at the subject site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop/beauty salon in a store in a one-story strip mall building, on premises at 9547 S. Jeffery Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Phil Angello **CAL NO.:** 230-03-A

**APPEARANCE FOR:** Paul A. Kolpak, Phil Angello, Michael Hanko **MAP NO.:** 9-N

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 3831-33 N. Sayre Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

APPEAL SUSTAINED AND THE  
DECISION OF THE OFFICE OF THE  
ZONING ADMINISTRATOR REVERSED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
DONALD HUBERT  
GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Phil Angello, for Michael Hanko, owner, on May 20, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the division of an existing zoning lot into two lots of record, the lot located at 3833 will contain an existing 1-story single-family dwelling and the lot located at 3831 will be improved with a single-family dwelling, in an R2 Single-Family Residence District, on premises at 3831-33 N. Sayre Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 2003. reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-2."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 50' x 124.2' zoning lot improved with an existing 1-story single-family dwelling located at 3833 N. Sayre; that the appellant seeks to divide the existing zoning lot into two lots of record and to improve the lot located at 3831 N. Sayre with a proposed single-family dwelling; that a recorded deed and a quit claim deed offered as evidence indicates that the lot numbered 3831 has never been utilized and is a buildable lot of record; that additional evidence presented indicates that 24 lots on the north side of N. Sayre have widths of at least 15' or 25'; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the division of an existing zoning lot into two lots of record, the lot located at 3833 N. Sayre to contain an existing 1-story single-family dwelling and the lot located at 3831 N. Sayre to be improved with a single-family residence, in an R2 Single-Family Residence District, on premises at 3831-33 N. Sayre Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

**APPLICANT:** Christopher M. Ongkiko **CAL NO.:** 231-03-Z  
**APPEARANCE FOR:** Richard Kruse. Christopher M. Ongkiko **MAP NO.:** 1-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 2707 W. Chicago Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 2-story addition to an existing 1-story single family residence, whose front yard will be 1.65' instead of 15', and with no west side yard instead of 2.5'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
DONALD HUBERT  
GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** First American Bank **CAL NO.:** 232-03-S

**APPEARANCE FOR:** John J. George **MAP NO.:** 28-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 2323-41 W. 118th Street/11801 S. Western Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 4-lane drive-through facility in conjunction with a proposed bank facility, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Jack Berger **CAL NO.:** 233-03-Z  
**APPEARANCE FOR:** Caroline A. Nash, Jack Berger **MAP NO.:** 5-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 2432 W. Bloomingdale Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2nd floor addition to an existing 1-story building, with no front yard instead of 15', with no east and west side yards instead of 4.8' each, and no rear yard instead of 30'.

**ACTION OF BOARD--**

VARIATIONS GRANTED.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following;; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Rose E. Scott **CAL NO.:** 234-03-Z  
**APPEARANCE FOR:** Rose E. Scott **MAP NO.:** 20-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 8443 S. Constance Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 2nd floor addition to an existing 1 ½-story frame single family residence whose total side yards combination will be 2' (1'-1" on the north and 0'-11" on the south), instead of a combined 9' with neither side yard less than 3'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED,

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Chicagoland Bible Fellowship **CAL NO.:** 235-03-S

**APPEARANCE FOR:** Richard C. Baker, Rev. Donald Raickett **MAP NO.:** 22-H

**APPEARANCES AGAINST:** Virginia Rugai, Lois Weber et al. **MINUTES OF MEETING:** June 20, 2003

**PREMISES AFFECTED:** 9147-9213 S. Western Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 460 seat church, partly in a B2-1 Restricted Retail and partly in a B4-2 Restricted Service Districts.

**ACTION OF BOARD--**

APPLICATION DENIED.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS		X	
DONALD HUBERT		X	
GIGI McCABE-MIELE		X	
BRIAN L. CROWE		X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located partly in a B2-1 Restricted Retail District and partly in a B4-2 Restricted Service District; that the subject site is presently improved with a new and used car dealership; that for the past seven years the applicant church has been meeting for worship on the University of Illinois Circle campus; that the applicant church's 160 members currently come from the City and suburbs; that testimony and evidence presented indicates that the proposed church is located within the boundaries of the 95<sup>th</sup> and Western Tax Increment (TIF) District adopted by the City Council on July 13, 1995; that the land use plan for the TIF District designates the subject site to be used for offices and services; that the establishment of a church at this location is not compatible with the business character of S. Western Avenue and would inhibit future business development on S. Western Avenue within the 95<sup>th</sup> and Western Tax Increment District; it is therefore

RESOLVED, that the application for a special use be and it hereby is denied.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Bittersweet Condominium Association **CAL NO.:** 236-03-Z  
**APPEARANCE FOR:** Sean A. Dwyer **MAP NO.:** 11-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 638-42 W. Bittersweet Place  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of rear balconies and rear porches to an existing 4-story 6 dwelling unit building, with no rear yard instead of 30'.

**ACTION OF BOARD--**

COPY

**THE VOTE**

VARIATION GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Bittersweet Condominium Association **CAL NO.:** 236-03-Z  
**APPEARANCE FOR:** Sean A. Dwyer **MAP NO.:** 11-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 638-42 W. Bittersweet Place  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of rear balconies and rear porches to an existing 4-story 6 dwelling unit building, with no rear yard instead of 30'.

**ACTION OF BOARD--**

COPY

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Bittersweet Condominium Association **CAL NO.:** 236-03-Z  
**APPEARANCE FOR:** Sean A. Dwyer **MAP NO.:** 11-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 638-42 W. Bittersweet Place  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of rear balconies and rear porches to an existing 4-story 6 dwelling unit building, with no rear yard instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Preferred Development, Inc. **CAL NO.:** 237-03-S  
**APPEARANCE FOR:** Endy D. Zemenides **MAP NO.:** 12-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 5874 S. Archer Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a retail Walgreens drug store, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

APP	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That the proposed drive-through facility shall be constructed consistent with the site plan dated June 10, 2003 and the elevation drawings dated April 18, 2003, prepared by Camburas and Theodore; that the final landscape plan shall be reviewed and approved by the Department of Planning and Development.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Chris Georges **CAL NO.:** 238-03-Z  
**APPEARANCE FOR:** Thomas J. Murphy **MAP NO.:** 5-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 2219 N. Lakewood Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 3 ½-story single family residence, whose front yard will be 11'-6" instead of 15', whose north side yard will be 2' instead of 2'-6", whose south side yard will be 3' instead of 2'-6", whose rear yard will be 21' instead of 30' (for a connected breezeway), and to increase the height of the building to 40'-6" instead of 38'.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 15, 2003.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Mark A. Braun

**CAL NO.:** 239-03-Z

**APPEARANCE FOR:** Mark A. Braun

**MAP NO.:** 3-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**

June 20, 2003

**PREMISES AFFECTED:** 35 E. Elm Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a partial 4th floor addition to an existing 6 dwelling unit building, will no east and west side yards instead of 2.01' each, whose rear yard will be 5'-3" instead of 30', not to exceed 15% (792.9 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance, and to increase the height of the building to 49'-6" instead of 45'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Andrew Blacconeri **CAL NO.:** 240-03-Z  
**APPEARANCE FOR:** Andrew Blacconeri **MAP NO.:** 13-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 2429 W. Winnemac Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the erection of an open front porch with roof to an existing 1 ½ story frame single-family dwelling, whose front yard will be 6.21' instead of 20'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** 1951 Huron Development, Inc. **CAL NO.:** 241-03-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 1951 W. Huron Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2-story single family residence, whose front yard will be 19'-6" instead of 22.44', whose west side yard will be 1.5' instead of 6.2', and whose east side yard will be 3' instead of 6.2'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED,

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Mark Hunt

**CAL NO.:** 242-03-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 5-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 544 W. Dickens Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story single family residence, whose front yard will be 11.83' instead of 15', whose east side yard will be 2' instead of 3.147', and with no west side yard instead of 3.147'.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 15, 2003.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

**APPLICANT:** Matthew Ehrhard

**CAL NO.:** 243-03-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 5-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 550 W. Dickens Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story single family residence, whose front yard will be 11.83' instead of 15', with no west side yard instead of 3.147', whose east side yard will be 2' instead of 3.147' and whose rear yard will be 21' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
AUGUST 15, 2003.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

**APPLICANT:** Don Wilson **CAL NO.:** 244-03-Z

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-F

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 554 W. Dickens Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story single family residence, whose 3-story single family residence front yard will be 1.67' instead of 15', whose east side yard will be 2.2' instead of 7.5', with no west side yard instead of 7.5', and whose rear yard will be 21' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
AUGUST 15, 2003.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** 1755 N. Mohawk, L.L.C. **CAL NO.:** 245-03-Z  
**APPEARANCE FOR:** James J. Banks, Matthew Ehrhard **MAP NO.:** 5-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 1755 N. Mohawk Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D.-19) District, the erection of a proposed 3-story single family residence, whose north side yard will be .33' instead of 2.33', and whose rear yard will be 21' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE		X	
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Adalberto Orozco **CAL NO.:** 113-03-A

**APPEARANCE FOR:** Mark Kupiec, Adalberto Orozco **MAP NO.:** 14-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 3738 W. 63rd Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

APPEAL SUSTAINED AND THE  
DECISION OF THE OFFICE OF THE  
ZONING ADMINISTRATOR REVERSED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
DONALD HUBERT  
GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Adalberto Orozco, for Adalberto and Enrique Orozco, owner, on December 13, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair facility in a 1-story brick and frame commercial building, in a B2-1 Restricted Retail District, on premises at 3738 W. 63<sup>rd</sup> Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 2, 2002, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003; and

WHEREAS, the district maps show that the premises is located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick and frame commercial building; that the appellant seeks to establish a motor vehicle repair shop (muffler, brakes and oil change) at the subject site; that the subject premises was previously occupied by a boat sales and service business, which ceased operation in 2002; that the subject site was previously zoned B4-1 Restricted Service and that the rezoning of the subject site to B2-1 Restricted Retail rendered the previous use a legal non-conforming use; that the change of use from a boat sales and service business to a motor vehicle repair business offering muffler, brake and oil change services, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a motor vehicle repair facility in a 1-story brick and frame commercial building, on premises at 3738 W. 63<sup>rd</sup> Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Friday, and 9 A.M. through 4 P.M. Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** New Covenant Missionary Baptist Church **CAL NO.:** 61-03-S  
**APPEARANCE FOR:** Sharon Williams **MAP NO.:** 18-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 7607 S. Cottage Grove Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of 42 private passenger automobiles, in a C2-2 General Commercial District, to partially fulfill the parking requirements for a church to be located at 754 E. 77th Street.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 20, 2003, the Zoning Board of Appeals approved, in Cal. No.63-03-S, the establishment of a 1,072 seat church to be located at 754 E. 77<sup>th</sup> Street; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Zoning Ordinance;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the conditions established under this order and with Section 5.8-5 of the zoning ordinance;

That all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** New Covenant Missionary Baptist Church **CAL NO.:** 62-03-S  
**APPEARANCE FOR:** Sharon Williams **MAP NO.:** 18-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** June 20, 2003  
**PREMISES AFFECTED:** 7710 S. Cottage Grove Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of 65 private passenger automobiles, in a C2-2 General Commercial District, to partially fulfill the parking requirements for a church to be located at 754 E. 77th Street.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 20, 2003, the Zoning Board of Appeals approved, in Cal. No. 63-03-S, the establishment of a proposed 1,072 seat church on premises at 754 E. 77<sup>th</sup> Street; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the conditions established under this order and with Section 5.8-5 of the zoning ordinance;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** New Covenant Missionary Baptist Church **CAL NO.:** 63-03-S  
**APPEARANCE FOR:** Sharon Williams **MAP NO.:** 18-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** June 20, 2003  
**PREMISES AFFECTED:** 754 E. 77th Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 1,072\*-seat church, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That the proposed church building shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Myler Construction, dated May 15, 2003;

That off-site accessory parking to satisfy the parking requirements for the proposed church shall be located at 7607 S. Cottage Grove Avenue, 7710 S. Cottage Grove Avenue and at 740 E. 77<sup>th</sup> Street as provided for in companion applications 61-03-S, 62-03-S and 64-03-S, respectively;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

\*Amended at the public hearing.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** New Covenant Missionary Baptist Church **CAL NO.:** 64-03-S  
**APPEARANCE FOR:** Sharon Williams **MAP NO.:** 18-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 740 E. 77th Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of 17\* private passenger automobiles, in an R3 General Residence District, to partially fulfill the parking requirements for a proposed church to be located at 754 E. 77th Street.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the conditions established under this order and with Section 5.8-5 of the zoning ordinance;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

\*Amended at the public hearing.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:**

Gerardo Hernandez

**CAL NO.:** 153-03-A

**APPEARANCE FOR:**

**MAP NO.:** 6-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

June 20, 2003

**PREMISES AFFECTED:**

2564 S. Blue Island Avenue

**NATURE OF REQUEST:**

Appeal from the decision of the Office of the Zoning Administrator in refusing certify 17 single room occupancy rooms, one dwelling unit and a tavern in a 3-story brick building, in a C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

**THE VOTE**

APPEAL DISMISSED FOR  
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
DONALD HUBERT  
GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Philip Spence **CAL NO.:** 160-03-Z  
**APPEARANCE FOR:** James J. Banks, Philip Spence **MAP NO.:** 13-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003  
**PREMISES AFFECTED:** 5148-50 W. Winnemac Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot into two separate 34' x 126' lots in order to erect 2 separate single family residences whose side yards will be 1'-2" each instead of 5' each.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 8, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Brian Nelson **CAL NO.:** 70-03-A

**APPEARANCE FOR:** Brian Nelson **MAP NO.:** 18-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 21, 2003

**PREMISES AFFECTED:** 936-36 1/2 W. 79th Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

APPEAL SUSTAINED AND THE  
DECISION OF THE OFFICE OF THE  
ZONING ADMINISTRATOR REVERSED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
DONALD HUBERT  
GIGI McCABE-MIELE  
BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
			X
	X		
	X		
	X		

**THE RESOLUTION:**

WHEREAS, Brian Nelson, for James A. Hinton, owner, on October 8, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 1-story brick multi-store building, in a B2-2 Restricted Retail District, on premises at 936 W. 79<sup>th</sup> Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 1, 2002, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District, that the subject site is improved with a 1-story brick multi-store building; that the subject store premises was previously occupied by a beauty salon which use ceased operation in September, 2002; that the use of the subject premises as a beauty salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 1-story brick multi-store building, on premises at 936 W. 79<sup>th</sup> Street, upon condition that the hours of operation shall be limited to the hours between 9A.M. and 6 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**MINUTES OF MEETING**

March 21, 2003

Cal. No. 434-01-S

Ronald E. Garner, for Little Company of Mary Affiliated Services, Inc., applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 9455 S. Halsted Street/758 W. 95<sup>th</sup> Street, to provide parking for a proposed medical center to be located at 744 W. 95<sup>th</sup> Street, approved by the Zoning Board of Appeals on January 18, 2002, in Cal. No. 434-01-S.

Mr. Garner stated that the applicant has not been able to complete the permit process prior to the expiration of the special use granted by the Board due to delays and difficulties in obtaining all of the necessary reviews in the building permit process and delays in other related documentation.

Vice Chairman McCabe-Miele moved that the request be granted and the time for obtaining necessary permits in this matter be extended to January 18, 2004. The motion prevailed by yeas and nays as follows:

Yeas- McCabe-Miele, Crowe, Hubert, Konstantelos. Nays- None. Absent- Spingola.

**MINUTES OF MEETING**

March 21, 2003

Cal. No. 440-01-Z

Karen Hugh, for Rock-Wall Construction, applicant, presented a written request for an extension of time in which to begin the construction of a 3-story 4-dwelling unit building, whose front yard will be 1'12" instead of 11', whose west side yard will be 1'10-3/8" instead of 4', and with no rear yard instead of 30', on premises at 2000-02 W. Race Avenue, approved by the Zoning Board of Appeals, on January 18, 2002, in Cal. No. 440-01-S.

Ms. Hugh stated that the applicant was not able to start the construction process in the allotted time period due to circumstances out of their control.

Vice-Chairman, McCabe-Miele moved that the request be granted at the time in which to start the construction process in the above-reference matter be extended to June 18, 2004. The motion prevailed by yeas and nays as follows:

Yeas- McCabe-Miele, Crowe, Hubert, Konstantelos. Nays- None. Absent- Spingola.

**MINUTES OF MEETING**

March 21, 2003

Cal. No. 122-02-Z

James J. Banks, for Humberto Lagunas, applicant/owner, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of a 2 dwelling unit building at 2920 N. Lyndale Avenue with no east side yard instead of 3' in order to divide the existing zoning lot into two zoning lots, on premises at 2918-20 W. Lyndale Avenue, granted by the Zoning Board of Appeals, on April 19, 2002, in Cal. No. 122-02-Z..

Mr. Banks stated that his client is currently finalizing his plans for construction and securing his financing for the project.

Vice-Chairman McCaabe-Miele moved that the request be granted and the time for obtaining necessary permits be extended to April 19, 2004. The motion prevailed by yeas and nays as follows:

Yeas- McCabe-Miele, Crowe, Hubert, Konstantelos. Nays- None. Absent- Spingola.

**MINUTES OF MEETING**

March 21, 2003

Cal. No. 83-02-Z

John J. Pikarski, Jr., for Jerry Gingrich, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the erection of an 8-story store and 24 dwelling unit building, with no north side yard instead of 30' at the lowest residential unit, no transitional west yard instead of 6.5', and with no provision for one required 10' x 25' loading berth, in a C2-4 General Commercial District, on premises at 106 W. Oak Street/1004 N. Clark Street, granted by the Zoning Board of Appeals on March 15, 2002, in Cal. No. 83-02-Z.

Mr. Pikarski stated that due to difficulty in obtaining architectural plans and a delay in financing, the applicant will not be able to apply for the building permit prior to the expiration of the validity period of the resolution granted by the Board.

Vice Chairman McCabe-Miele moved that the request be granted and that the time for obtaining the necessary building permit be extended to March 15, 2004. The motion prevailed by yeas any nays as follows:

Yeas- McCaabe-Miele, Crowe, Hubert, Konstantelos. Nays- None. Absent- Spingola.

**MINUTES OF MEETING**

March 21, 2003

Cal. No. 190-98-S and 191-98-Z

Rev. Cartha McKenzie, Sr., Pastor for Hopewell Missionary Baptist Church, applicant, presented a written request for an amendment to the resolutions issued by the Zoning Board of Appeals on May 15, 1998 for the establishment of an off-site accessory parking lot for 13 private passenger automobiles, in an R3 General Residence District, on premises at 1746-56 W. 66<sup>th</sup> Street, to fulfill the parking requirement for the proposed expansion of a church located at 6600 S. Hemitage Avenue; and for the establishment of the aforesaid 13-space off-site accessory parking lot, whose west side yard will be 5; instead of 20', which applications were approved by the Zoning Board of Appeals, on May 15, 1998, in Cal. Nos. 190-98-S and 191-98-Z, respectively.

Rev. McKenzie stated that the amount of automobiles that will utilize the proposed parking lot has decreased to 10 automobile instead of 13. This change is based on the recent reduction in the size of the church's membership.

Vice Chairman McCabe-Miele moved that the request for an amendment to the resolutions granted in Cal. Nos. 190-98-S and 191-98-Z be denied stating that the Board has no authority to reduce the number of parking spaces without a new hearing of the cases. The motion prevailed by yeas and nays as follows:

Yeas- McCabe-Miele, Crowe, Hubert, Konstantelos. Nays- None. Absent- Spingola.

MINUTES OF MEETING

March 21, 2003

Motion was made by Member Crowe to recess the Zoning Board of Appeals for deliberation on the matters heard. Motion was seconded by Member Hubert. The motion passed unanimously. The Board thereupon recessed, taking action designated on the face of the resolutions.

The Board adjourned to meet in regular meeting on Friday, April 25, 2003.

*Marian V. Rest*

Secretary

**MINUTES OF MEETING**

March 21, 2003

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on February 21, 2003 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Crowe, Hubert, Konstantelos, McCabe-Miele. Nays- None. Absent- Spingola

\* \* \* \* \*

The Board thereupon held its regular meeting.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Alex Castro **CAL NO.:** 168-03-S

**APPEARANCE FOR:** James J. Banks, Alex Castro **MAP NO.:** 10-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 4641 S. Drake Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 3-story 3 dwelling unit building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 8, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That the proposed building shall be constructed consistent with the revised elevation drawings dated June 20, 2003;

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Alex Castro **CAL NO.:** 169-03-Z

**APPEARANCE FOR:** James J. Banks, Alex Castro **MAP NO.:** 10-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 2003

**PREMISES AFFECTED:** 4641 S. Drake Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 3-story 3 dwelling unit building, whose south side yard will be 0.5' instead of 2.5'.\*

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 8, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 20, 2003, the Zoning Board of Appeals approved, in Cal. No. 168-03-S, the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 3-story 3 dwelling unit building to be erected at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

\*Amended at the public hearing.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Enterprise Leasing Co. of Chicago **CAL NO.:** 186-03-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 1842-44 N. Milwaukee Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an auto rental\* facility, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

\*Amended at the public hearing.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** 1671 N. Claremont LLC **CAL NO.:** 187-03-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 20, 2003  
**PREMISES AFFECTED:** 2323-25 W. Wabansia Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story 10 condominium dwelling unit building, with no front yard instead of 15', whose east side yard will be 4.4' instead of 5.5', and with a waiver of the one required 10' x 25' loading berth.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**MINUTES OF MEETING**

June 20, 2003

Cal. No. 68-03-S

Rev. Stillman Murph, Pastor, Shining Star M.B. Church #2, applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of an 86-seat church in an existing 1-story building, in a B4-2 Restricted Service District, on premises at 1250-54 W. 103<sup>rd</sup> Street, approved by the Zoning Board of Appeals on June 21, 2002 in Cal. No. 68-02-S.

Vice Chairman McCabe-Miele moved that the request be granted and the time for obtaining necessary permits be extended to June 21, 2004. The motion prevailed by yeas and nays as follows:

Yeas- McCabe-Miele, Crowe, Hubert, Konstantelos. Nays- None. Absent- Spingola.

MINUTES OF MEETING

June 20, 2003

Cal. No. 127-03-Z

James J. Banks, for Hilary Jurkowski, owner, presented a written request to amend the variation application granted by the Zoning Board of Appeals, on March 21, 2003, in Cal. No. 127-03-Z, to permit, in an R2 Single-Family Residence District, on premises at 3848 N. Oak Park Avenue, the erection of a new detached private garage measuring 595 sq.ft. which requires an increase in the rear yard percentage of coverage from 60% to 66% and whose front yard will be 15.22' instead of 19.86', whose north side yard will be 2.63', and whose south side yard will be 0.91' instead of 13.375' each.

Mr. Banks stated that the Board's resolution did not address the applicant's proposed 2-story front porch addition and supports his request to amend the resolution by citing Line 14 on Page 1, Line 15 on Page 5, Line 6 on Page 6 and Line 1 on Page 7 of the transcript of the March 21, 2003 proceedings which indicates that a 2-story front addition was proposed in addition to the other variations enumerated.

Vice Chairman McCabe-Miele moved that the request be granted and the resolution issued in Cal. No. 127-03-Z be amended as follows: "NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a new detached private garage measuring 595 sq. ft. which requires an increase in the rear yard percentage of coverage from 60% to 66% **and the erection of a proposed 2-story front addition** whose front yard will be 15.22' instead of 19.96', whose north side yard will be 2.63' and whose south side yard will be 0.91' instead of 13.375' each." The motion prevailed by yeas and nays as follows:

Yeas- McCabe-Miele, Crowe, Hubert, McCabe-Miele. Nays- None. Absent- Spingola.

**MINUTES OF MEETING**

June 20, 2003

Cal. No. 246-01-Z and Cal. No.247-01-S

Rev. Archie Mattlock, Sr., Pastor, Jesus Christ Holy Missionary Baptist Church, applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of a 1-story addition to an existing 307-seat church, whose front yard will be 6' instead of 15', and whose rear yard will be 3' instead of 30', in an R5 General Residence District, on premises at 4109 W. Grenshaw Street, granted by the Zoning Board of Appeals on September 21, 2001, in Cal. No. 246-01-Z; and for the approval of the location and the leasing of 50 off-site parking spaces in an existing parking lot, in an M1-2 Restricted Manufacturing District, on premises at 4057 W. Fillmore Street, to fulfill the parking requirement for the expansion of an existing church at 4104 W. Grenshaw Street, approved by the Zoning Board of Appeals on September 21, 2001, in Cal. No. 247-01-S.

Rev. Mattlock stated that the church has been diligently working on the project for over a year trying to obtain a building permit so that they can complete the renovation. All other city departments have signed off on the permit application and the requested extension of time is necessary to finalize the permit process.

Vice Chairman McCabe-Miele moved that the request be granted and the time for obtaining the necessary permit be extended to September 21, 2003 citing that the validity period of the variation and special use granted by the Board expired in September 2002 and that the Board can only grant an extension of one year or fraction thereof. The motion prevailed by yeas and nays as follows:

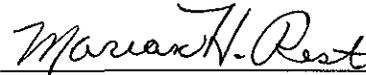
Yeas- McCabe-Miele, Crowe, Hubert, Konstantelos. Nays- None. Absent- Spingola.

**MINUTES OF MEETING**

June 20, 2003

Motion was made by Member Croweto recess the Zoning Board of Appeals for deliberation on the matters heard. Motion was seconded by Member Hubert. The motion passed unanimously. The Board thereupon recessed, taking action designated on the face of the resolutions.

The Board adjourned to meet in regular meeting on Friday, July 18, 2003.



Secretary